

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

**CONCEPT PLAN**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
T E N N E S S E E

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**File Number:** 12-SC-03-C                      **Related File Number:** 12-H-03-UR  
**Application Filed:** 11/10/2003              **Date of Revision:**  
**Applicant:** B & J ENTERPRISES  
**Owner:** B & J ENTERPRISES

## **PROPERTY INFORMATION**

**General Location:** East side of Steele Rd., north of Hardin Valley Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 103 058                      **Jurisdiction:** County  
**Size of Tract:** 31.2 acres  
**Accessibility:** Access is via Steele Rd., a collector street with a pavement width of 19' within a 50' right-of-way.

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** The surrounding area is zone A agricultural and RA residential. Development consists of single family dwellings on large lots. Hardin Valley Elementary School is located to the south of this site.  
**Proposed Use:** Detached single family subdivision                      **Density:** 2.86 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

## **ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)**

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## **ZONING INFORMATION (where applicable)**

**Current Zoning:** PR (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

## **PLAN INFORMATION (where applicable)**

**Current Plan Category:**  
**Requested Plan Category:**

## **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Lancaster Ridge  
**Surveyor:** Cannon & Cannon  
**No. of Lots Proposed:** 89      **No. of Lots Approved:** 0  
**Variances Requested:**  
1. Horizontal curve variance from 250' to 150' at sta. 5+27 of Road B.  
2. Horizontal curve variance from 250' to 150' at sta. 6+57 of Road B.  
3. Horizontal curve variance from 250' to 100' at sta. 9+96 of Road B.  
4. Intersection grade variance from 1% to 3% at Road D and Road A.  
**S/D Name Change:**

## **OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

## **MPC ACTION AND DISPOSITION**

**Planner In Charge:** Dan Kelly  
**Staff Recomm. (Abbr.):** APPROVE variances 1- 4 because the site's topography restricts compliance with the Subdivision Regulations.  
  
APPROVE the concept plan subject to 10 conditions  
**Staff Recomm. (Full):**  
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
3. Placing a note on the final plat that all structures will have to be located at least 50' from the top of any sinkholes (closed contour area) on this site, as determined by the Tennessee Department of Environment and Conservation. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. An engineered footing is required for any structures within the 50' sinkhole buffer.  
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration or drainage discharge into sinkholes.  
5. Constructing the proposed boulevard entrance per the requirements of the Knox County Dept. of Engineering and Public Works.  
6. Prior to certification of the final plat, establish a homeowners association for the purpose of assessing fees for the maintenance of the common area and any other commonly held assets.  
7. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County, Ord. (91-1-102).  
8. Place a note on the final plat that all lots will only have access from the internal street system.  
9. Meeting all requirements of the approved Use-on-Review development plan.  
10. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

**Comments:** The applicant is proposing a subdivision that will contain 89 building lots. The Knox County Commission approved the rezoning of this site to PR (Planned Residential) at 1 - 3 du/ac at its October 27, 2003 meeting. The actual proposed development density is 2.86 du/ac. Since the site is within the parent responsibility zone for Hardin Valley Elementary School, sidewalks are proposed throughout the project and along Steele Rd.

There are two large depressions on the site. The applicant will incorporate these depressions as part of the drainage plan. They will need to note on the final plat that no structures can be located within 50' of the top of these closed contour areas. They have been designated as common area on the plan. A homeowners association will have to be formed to provide for the maintenance of these areas and the other detention basin planned for the site.

### **EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
3. The recommended density of this site is 1-3 dwelling unit per acre. The proposed 2.86 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The proposed development density of 2.86 du/ac is consistent with the Sector Plan and the other development found in the area.

**MPC Action:** Approved **MPC Meeting Date:** 12/11/2003

- Details of MPC action:**
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**Summary of MPC action:** APPROVE variances 1- 4 because the site's topography restricts compliance with the Subdivision Regulations.

APPROVE the concept plan subject to 10 conditions

**Date of MPC Approval:** 12/11/2003 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**Date of Legislative Action:**

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**